

R-1 RECOMMENDATION AND DRAFT STANDARD HANDOUT

Jersey City Division of City Planning - 9/7/2022

This handout is a summary of the recommendations discussed at the September 2022 Community Meetings as well as other recommendations and draft standards under consideration for the R-1 District.

#	Master Plan Recommendations	Draft Standards / Notes
1	Allow ground-floor restaurants as conditional uses at corners and along wide streets, to promote the location of more goods and services within walking distance.	<ul style="list-style-type: none"> Permit as conditional use / require public meeting Require large amount of storefront glass Limit to restaurants, cafes, retail, laundromats, offices, medical offices Minimal signage allowed
2	Permit the conversion of street-facing garages into small businesses.	<ul style="list-style-type: none"> Permit as conditional use / require public meeting Require large amount of storefront glass Allow for 1st floor front yard additions Require removal of driveway, adding street parking Require street tree, adding to tree canopy Minimal signage allowed
3	Provide for attached housing, which can create a more continuous street frontage and eliminate side yards that have minimal usage.	<ul style="list-style-type: none"> Liberalize side yard setback standards. Permit building code to regulate side yard requirements Require setbacks when neighboring building has windows near the lot line Attached housing is more energy efficient – less surface area to insulate.
4	Increase permeable coverage on individual lots.	<ul style="list-style-type: none"> Increase front yard landscaping requirement Lower allowed building or lot coverage requirement Permit increase to building coverage if green roofs are installed
5	Additional residential density to promote restoration of historically significant structures.	<ul style="list-style-type: none"> Permit as conditional use and require that property was either denied demolition permission or it was determined to historical significance. Intent is to preserve significant buildings and avoid demolition by neglect. Studying densities from 55 du/ac to 75 du/ac
6	Prioritize lot width over lot depth as well as lot area.	<ul style="list-style-type: none"> Permit minimum of eighteen (18) wide lots and a minimum lot area of 1,800 square feet Permit subdivisions with a reduced minimum lot area of 1,000 square feet per lot are permitted for any group of lots on contiguous land not less than 5,000 square feet. Study and perhaps implement a maximum lot area.
7	Allow detached garages and carriage houses to be converted to accessory dwelling units (ADUs) to increase affordable housing options.	<ul style="list-style-type: none"> Proposing to permit 1 additional unit in an accessory detached structure. In other words, on top of the 2-unit per lot max or proposed 42 du/ac max. Building code will make it difficult to widely use, but when permitted it will help reduce demolition while promoting affordable housing options.
8	Establish an overall residential density in the R-1 district to accommodate 2- or 3-unit dwellings on a 25x100 lot.	<ul style="list-style-type: none"> Permit 42 dwelling units / acre. This amount results in 2 units per a 25x100 lot. Density standard will allow for multi-unit buildings on larger lots in the R-1. Removing provision that allows for conversion of a storefront to a residential unit.
9	Consider rezoning areas where it may be appropriate to reflect the existing multifamily land use character or the desired development pattern based on the existing context.	<ul style="list-style-type: none"> Changes to the zoning map regarding pockets of higher density residential areas is NOT being studied at this time. Instead, staff is studying introduction of 4-story maximum height for lots greater than or equal to 7,500 square feet. This is a common development pattern in R-1.

Other Master Plan Recommendations (<u>not</u> in Community Meeting presentation)		
	Master Plan Recommendations	Draft Standard / Notes
10	Merge the R-1A district into R-1F to allow three-family units in these areas as a conditional use.	<ul style="list-style-type: none"> Staff will be merging the R-1A and R-1F Zone. Draft name is RH-1 – Residential Housing 1 District. This zone will be a continuation of the R-1F zone with minimal updates like ADU's to be allowed conditionally. This zone will be applied large lot areas not yet zoned R-1A or R-1F, like Sherman Place.
11	Provide that senior housing follows the same bulk controls but not necessarily same density as rest of [the R-1] district.	<ul style="list-style-type: none"> Staff already in process of reducing heights for senior housing from 7 stories Staff will review the remaining bulk standards for consistency.
12	Standardize building height requirements.	<ul style="list-style-type: none"> Staff intends to reduce the overall height or new construction. Staff will reduce the maximum height from 44 feet to 40 feet and will be removing the minimum floor to ceiling heights will result in taller buildings next to older construction.
13	Enforce prohibitions on parking in front yard.	<ul style="list-style-type: none"> Staff will strengthen language in the zone to make it clear that a car blocking a sidewalk is not permitted and a fineable offense. Blocking a sidewalk is not safe for pedestrians or other users on the sidewalk.
14	Do not permit off-street parking on lots less than 50 feet wide	<ul style="list-style-type: none"> Staff recommends that off-street parking is prohibited on lots less than 25 feet wide.
15	Base parking requirements on bedrooms, not total unit count (0.2 space per bedroom).	<ul style="list-style-type: none"> Staff will be recommending a minimum parking standard of 0.3 spaces per bedroom. Studios count as one bedroom. To remain: off-street parking on lots 50 feet wide or less will remain optional. Parking will be required on lots greater than 50 feet wide. Staff will review standards for other permitted uses.
16	Reduce large front yards that tend to be used for off-street parking.	<ul style="list-style-type: none"> Studying maximum front yard of 7 to 10 feet. Staff may remain with predominant front yard setback. In other words, no change may be made.
17	Adopt EV charging ordinances as consistent with state legislation, and consider EV parking regulations that further encourage these spaces in large-scale projects.	<ul style="list-style-type: none"> Staff may recommend permitting a parking lot as a conditional use. EV parking will be required for general public use. Minimum amount of EV parking will be required. Max lot coverage will require some landscaping on site.

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Upcoming Events:

If you know someone that was unable to attend tonight, there are a total of three community meetings and four walking tours already scheduled. You can share the QR code to the left, which links to the flyer.

Draft and Comment Period:

Staff intends to finalize a Draft R-1 Zone which incorporates Master Plan Recommendations in October. After publishing the draft, Planning staff will accept public comments for two to three weeks via email on the draft. You can email questions and comments to: tanyam@icnj.org; mward@icnj.org